

CLAYBROOKE CROSSING SECTION 6 PART 2

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GC PLANNING COMMISSION

Situated in the State of Ohio, County of Franklin, City of Grove City, and in Virginia Military Survey Number 1383, containing 12.502 acres of land, more or less, said 12.502 acres being part of that tract of land conveyed to **GRAND COMMUNITIES, LTD.**, by deed of record in Instrument Number 200801180009331, Recorder's Office, Franklin County, Ohio.

The undersigned, **GRAND COMMUNITIES, LTD.**, a Kentucky limited partnership, by **FISCHER DEVELOPMENT COMPANY**, a Kentucky corporation, its General Partner, by **TODD E. HUSS**, President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**CLAYBROOKE CROSSING SECTION 6 PART 2**", a subdivision containing Lots numbered 177 to 189, and 201 to 206, all inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Bradstone Loop shown hereon and not heretofore dedicated.

Easements, within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, American Electric Power, and Ameritech, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent Lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of "**CLAYBROOKE CROSSING SECTION 6 PART 2**", no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat.

In Witness Whereof, **TODD E. HUSS**, President of **FISCHER DEVELOPMENT COMPANY**, General Partner of **GRAND COMMUNITIES, LTD.**, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: **GRAND COMMUNITIES, LTD.**
By: **FISCHER DEVELOPMENT COMPANY,**
General Partner

By **TODD E. HUSS,** President

STATE OF
COUNTY OF ss:

Before me, a Notary Public in and for said State, personally appeared **TODD E. HUSS**, President of **FISCHER DEVELOPMENT COMPANY**, General Partner of **GRAND COMMUNITIES, LTD.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of **FISCHER DEVELOPMENT COMPANY**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of ___, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ___ Day of ___
201__

Chairman, Planning Commission,
Grove City, Ohio

Approved this ___ Day of ___
201__

City Engineer,
Grove City, Ohio

Approved this ___ Day of ___
201__

Director of Public Service,
Grove City, Ohio

Approved this ___ Day of ___
201__

Mayor,
Grove City, Ohio

Approved and accepted by Ordinance No. _____, passed this ___ day of ___, 201__, wherein all of Bradstone Loop shown dedicated hereon is accepted by the Council of the City of Grove City, Ohio.

In Witness Thereof I have hereunto set my hand and affixed my seal this ___ day of ___, 201__.

City Clerk,
Grove City, Ohio

Transferred this ___ day of ___, 201__.

Auditor,
Franklin County, Ohio

Deputy Auditor,
Franklin County, Ohio

Filed for record this ___ day of ___, 201__ at ___ M. Fee \$ _____

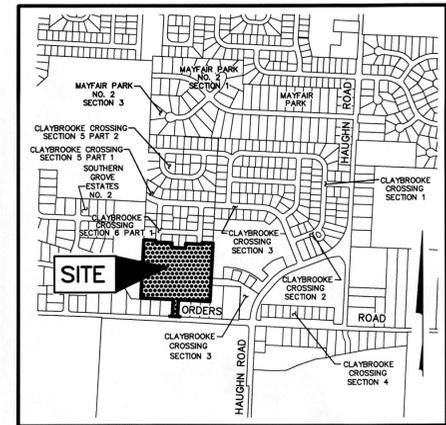
Recorder,
Franklin County, Ohio

File No. _____

Recorded this ___ day of ___, 201__.

Deputy Recorder,
Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Claybrooke Crossing Section 1", of record in Plat Book 102, Page 88, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Old Haughn Road has a bearing of South 02°57'51" West.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

CLAYBROOKE CROSSING SECTION 6 PART 2

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage: 12.502 Ac.
 Acreage in rights-of-way: 1.145 Ac.
 Acreage in Reserve "D": 5.682 Ac.
 Acreage in lots: 5.675 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Claybrooke Crossing Section 6 Part 2 is out of the following Franklin County Parcel Number:

Parcel Number 040-010453 12.502 Ac.

NOTE "D" : At the time of platting, all of the land hereby being platted as Claybrooke Crossing Section 6 Part 2 is in Zone X (Areas determined to be outside of the 0.2% annual chance flood plain), as designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio, and Incorporated Areas, map numbers 39049C0401K and 39049C0402K, with effective date of June 17, 2008. The 100 year flood boundary shown on this plat is based on a flood study performed by EMH&T.

NOTE "E" - RELEASE OF CERTAIN EASEMENTS : All rights and easements granted to the City of Grove City, Ohio, of record in Plat Book 119, Pages 52 and 53, in, over and under the areas indicated hereon by hatching, are hereby released and rendered null and void.

NOTE "F": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Claybrooke Crossing Section 6 Part 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

NOTE "G" - RESERVE "D": Reserve "D", as designated and delineated hereon, shall be owned by the City of Grove City and maintained by an association comprised of the owners of the fee simple titles to the lots in the Claybrooke Crossing subdivisions for the purpose of open space/stormwater retention.

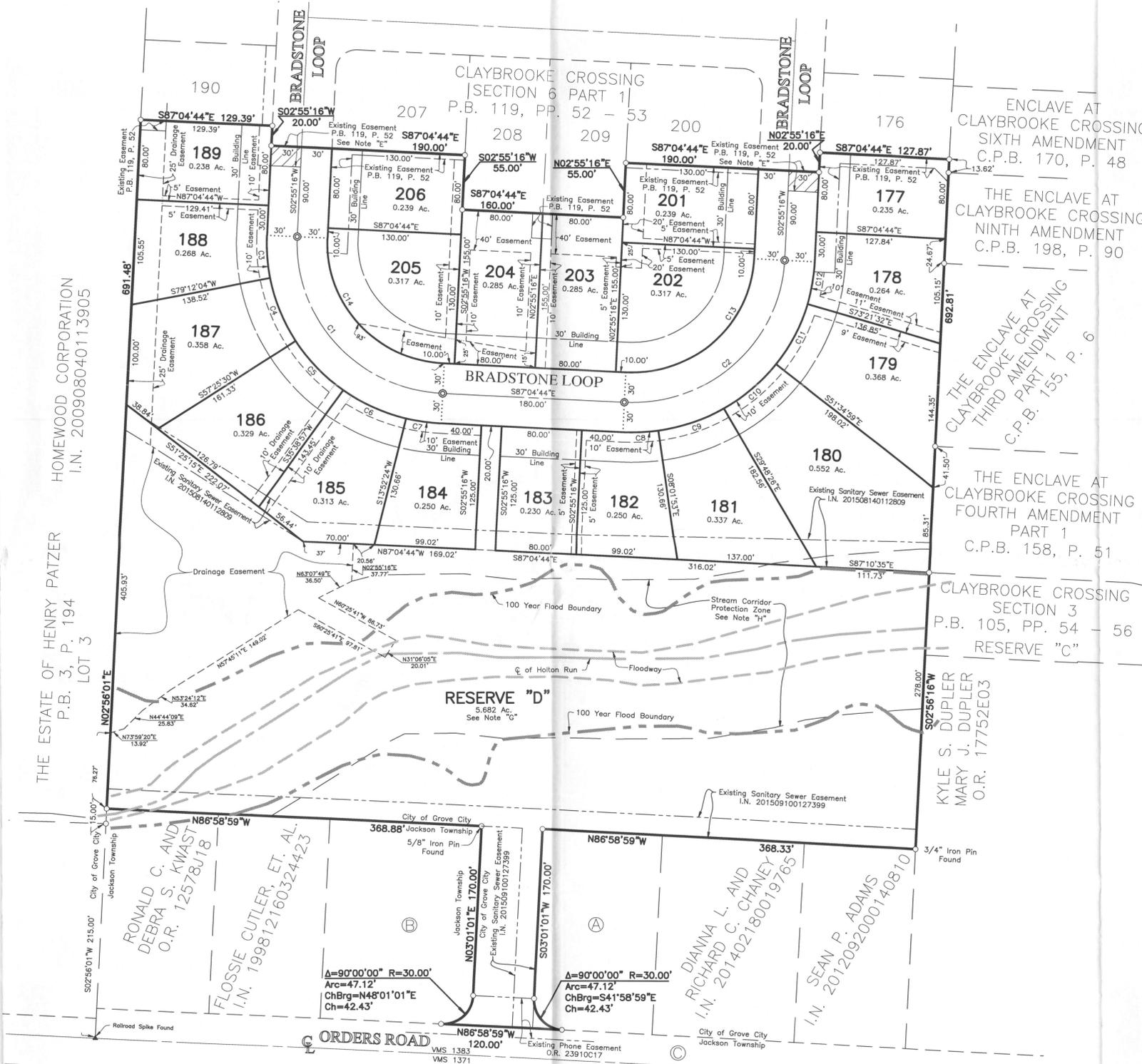
NOTE "H"- STREAM CORRIDOR PROTECTION ZONE: The "Stream Corridor Protection Zone" shall forever be restricted from development with buildings, structures, and uses and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Corridor Protection Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

Additional restrictions include:

1. No dumping or burning of refuse.
2. No hunting or trapping.
3. Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
4. Nothing shall be permitted to occur on the premises which would contribute to the erosion of the land and no trees shall be cut or removed, except for the removal of such dead diseased, noxious, or decayed trees or vegetation which may be required for conservation or scenic purposes, or for reasons of public safety.
5. No private encroachment shall be permitted, such as, but not limited to, planting of flowers, shrubs, garden material, etc., dumping of trash or debris, or the installation of any type of recreation or other facility or convenience.
6. A bike path and a retention facility as shown on the approved engineering plan are permitted to be constructed within the "Stream Corridor Protection Zone"

No roadway or any facility of any public utility other than existing roadways and public utility facilities or those outlined in the original plan shall be permitted to be constructed or installed in the premises.

Notice is hereby given to the owners of all of the Lots in the Claybrooke Crossing subdivision(s) that the City of Grove City, Ohio, shall be held harmless for any issues and/or impacts arising from the area delineated and shown hereon as "Stream Corridor Protection Zone" including, but not limited to storm water drainage, insect control or wet soil conditions.



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	90°00'00"	150.00'	235.62'	S42°04'44"E	212.13'
C2	90°00'00"	150.00'	235.62'	N47°55'16"E	212.13'
C3	13°43'12"	180.00'	43.10'	S03°56'20"E	43.00'
C4	21°46'33"	180.00'	68.41'	S21°41'13"E	68.00'
C5	21°46'33"	180.00'	68.41'	S43°27'46"E	68.00'
C6	21°46'33"	180.00'	68.41'	S65°14'19"E	68.00'
C7	10°57'08"	180.00'	34.41'	S81°36'10"E	34.36'
C8	10°57'09"	180.00'	34.41'	N87°26'42"E	34.36'
C9	21°46'33"	180.00'	68.41'	N71°04'51"E	68.00'
C10	21°46'33"	180.00'	68.41'	N49°18'18"E	68.00'
C11	21°46'33"	180.00'	68.41'	N27°31'45"E	68.00'
C12	13°43'12"	180.00'	43.10'	N09°46'52"E	43.00'
C13	90°00'00"	120.00'	188.50'	S47°55'16"W	169.71'
C14	90°00'00"	120.00'	188.50'	N42°04'44"W	169.71'

- Ⓐ TOMAS GONZALEZ
I.N. 201503060027882
- Ⓑ RICHARD D. WIRTZ AND
TERRI L. HAYES
I.N. 200808150125056
- Ⓒ CITY OF GROVE
CITY, OHIO

J:\20150407\DWG\CASHIERS\PLAT\20150407-VS-PLAT-SECC-PRZ-DWG.plotted by KRB, MATTHEW on 3/29/2016 10:13:24 AM
 Xrefs: 1750BAS.DWG & 200375R1.BUILDING & STORM-PIPE-LENGTH.DWG
 MNRK on 3/29/2016 10:13:24 AM last saved by MNRK on 3/29/2016 10:13:24 AM

